

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 10<sup>th</sup> day of January 2002.

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Lynn McIlhaney, Mayor

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from C-3 Planned Commercial to C-2 Commercial-Industrial.

*Being all that certain tract or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. 54 in College Station, Brazos County, Texas, and being a portion of the 3.812 acre tract conveyed to Begonia Corporation by Lieven J. Van Riet, Trustee by deed recorded in Volume 4297, Page 268 of the Official Records of Brazos County (O.R.B.C.), Texas and being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "C".*

FIELD NOTES  
2.073 ACRES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No. 54 in College Station, Brazos County, Texas, and being a portion of the 3.812 acre tract conveyed to Begonia Corporation by Lieven J. Van Riet, Trustee by deed recorded in Volume 4297, Page 268 of the Official Records of Brazos County (O.R.B.C.), Texas and being more particularly described by metes and bounds as follows:

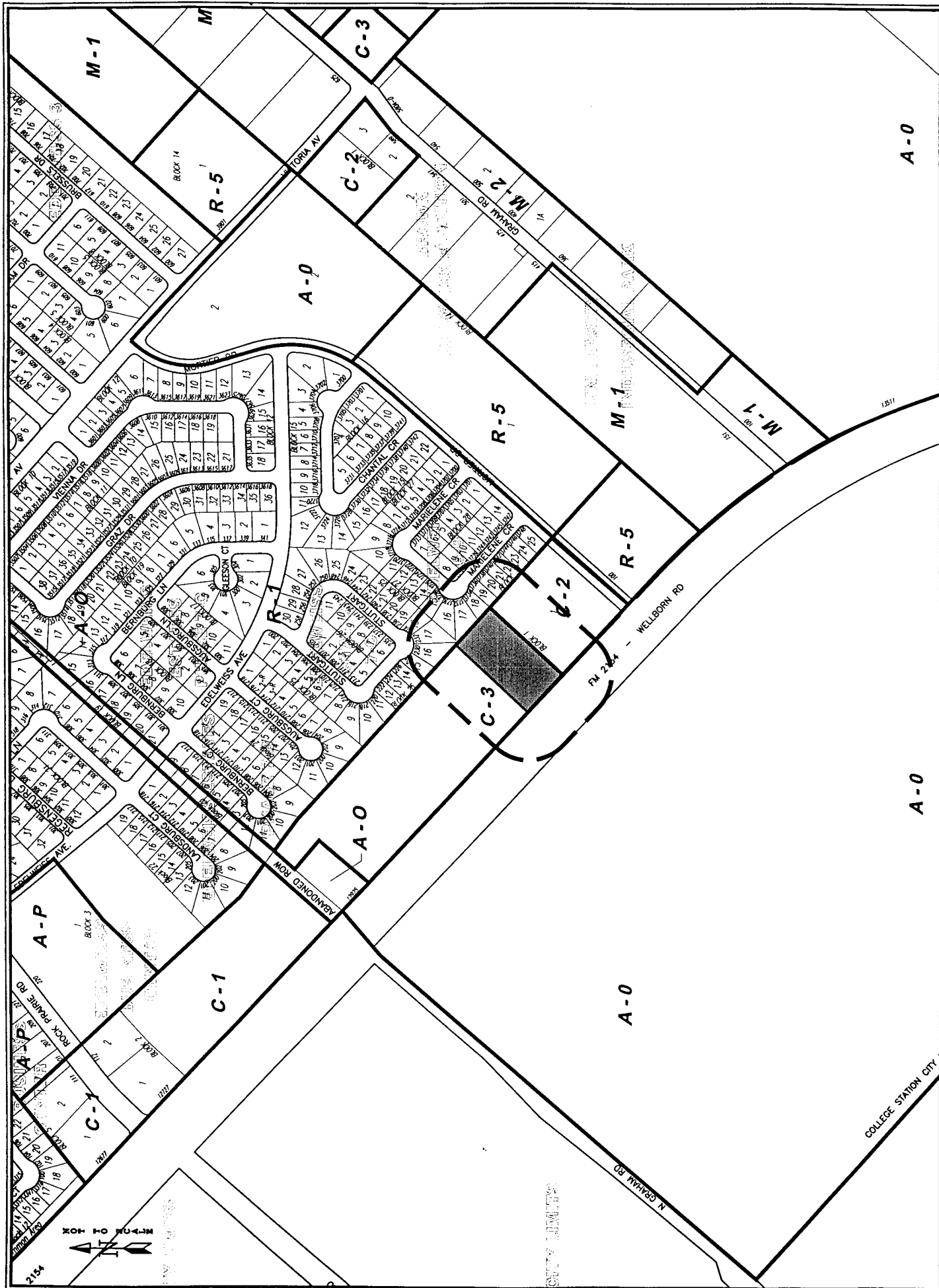
BEGINNING: at a 1/2-inch iron rod found marking the south corner of the said 3.812 acre tract, the west corner of the 3.500 acre Lot 1, Block One, Edelweiss Business Center subdivision as recorded in Volume 2875, Page 337 (O.R.B.C.) and being in the northeast right-of-way line of F.M. 2154-Wellborn Road (based on a 100-foot width);

THENCE: N 47° 03' 58" W along the said line of F.M. 2154 for a distance of 214.58 feet to a 1/2-inch iron rod set for corner;

THENCE: N 42° 56' 02" E through the interior of said 3.812 acre tract for a distance of 418.69 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the southwest line of Lot 16, Block 25 of Edelweiss Estates Phase 7-A as recorded in Volume 3576, Page 241;

THENCE: S 48° 11' 59" E along the southwest line of the said Edelweiss Estates Phase 7-A, at 12.62 feet pass a found 1/2-inch iron rod marking the common most southerly corner of the said Edelweiss Estates Phase 7-A and Edelweiss Estates Phase 6-B subdivision as recorded in Volume 3068, Page 39 (O.R.B.C.), continue for a total distance of 214.62 feet to a found 1/2-inch iron rod marking the most northerly corner of the beforementioned Lot 1, Block One of Edelweiss Business Center, from whence a found 1/2-inch iron rod marking the east corner of said Lot 1, Block One of Edelweiss Business Center, the south corner of said Edelweiss Estates Phase 6-B subdivision and the northwest right-of-way line of Mortier Drive (based on a 60-foot width) bears S 48° 11' 59" E at a distance of 354.24 feet for reference;

THENCE: S 42° 56' 02" W along the northwest line of said Lot 1 for a distance of 422.94 feet to the POINT OF BEGINNING and containing 2.073 acres of land, more or less.



REZONING  
Case: 01-245

EDELWEISS BUSINESS CENTER  
Proposed LOT 2 BLOCK 1 (Currently 2.073 AC out of a 3.812 Acre Tract)

City of College Station, Texas  
DEVELOPMENT REVIEW